

Greater Beach Neighbourhood Association

Newsletter, April 27, 2013

On April 9, Toronto and East York Community Council took further steps to uphold the vision embodied in the recently adopted Queen Street East Urban Design Guidelines for future development along Queen Street in the Beach. Read more in our entries below.

GBNA will hold an information session on the Queen Street East Urban Design Guidelines on May 22. If you care about your community and Queen Street the following is an event not to be missed!

May 22, 7pm: Queen Street and Urban Design Guidelines *(Uwe Sehmrau, Patrick Shipton, Jeffrey Levitt)*

The future of Queen Street remains an ongoing community concern. We often hear questions like: What are the new Urban Design Guidelines and where do they fit in? What protection is being added to the zoning by-law? What can we expect for Queen Street?

To help unravel these important topics, the resident associations that make up GBNA will hold a community information session on the new Queen Street East Urban Design Guidelines. Joining us are Councillor McMahon and City Planning staff to add their perspective.

If you are interested in the future of Queen Street and our community, you should attend this session to learn about the new Urban Design Guidelines and be better prepared to play an effective role in shaping the future of our community. Put May 22nd, 7 pm into your calendar and joins us!

Beaches Community Center (6 Williamson Road)
Wednesday May 22 at 7 pm to 8:00 pm.

AGENDA

- ***Welcome, introductions***
 - Uwe Sehmrau (GBNA)

- ***Urban Design Guidelines – the View from City Council***
 - Councillor Mary-Margaret MacMahon

- ***Urban Design Guidelines – the view from the Community***
 - Jan Hykamp (GBNA)

- ***Introduction to the Queen Street Urban Design Guidelines***

- Urban Design Guidelines in the Land Use Planning System
 - Leontine Major, Senior Planner, City Planning Division
- The Queen Street East Urban Design Guidelines
 - James Parakh, Program Manager, City Planning Division
- **Question Period**
 - All speakers - moderator: Jeffrey Levitt (GBNA)
- **Conclusion**
 - Uwe Sehmrau (GBNA)

GBNA joins Federation of Urban Neighbourhoods (Ontario)

The Federation of Urban Neighbourhoods (FUN) is an Ontario wide umbrella organization representing the common interests of member organizations on urban issues. FUN has been a strong and consistent voice on issues affecting neighbourhood associations and other civic organizations throughout Ontario.

By joining FUN, we are expanding our relationships with the Federation of North Toronto Resident Associations (FoNTRA) and the Coalition of Ratepayer and Resident Associations (CORRA), two influential umbrella associations in Toronto. Among other projects, FUN is actively engaged in a review of the OMB appeal process, a discussion GBNA plans to join going forward. Our cooperation with these organizations will strengthen our role in the policy discussions that are of interest to our community.

Queen Street / Woodbine Avenue developments

(by Jan Hykamp and Jeffrey Levitt)

In our March newsletter we reported that the owners of the properties at the NW and NE corners of Woodbine Avenue and Queen Street (“200 Woodbine” and former Shell Station site) have appealed their zoning by-law amendment applications to the Ontario Municipal Board (OMB) due to City Council’s failure to make a decision within the time allotted by the *Planning Act*.

Reports of City Planning staff to TEYCC concluded that the proposed developments “are inconsistent with the vision contained in the Official Plan and the Queen Street East Urban Design Guidelines and would set a negative precedent for future development”.

On April 9, Toronto and East York Community Council (TEYCC) unanimously adopted a motion that the City oppose these appeals and attend any OMB hearings in opposition to the appeals. The TEYCC motions will be considered by City Council at its meeting on May 7 & 8, 2013.

GBNA has long advocated the importance of the City defending its policies and guidelines at the OMB. GBNA appeared at TEYCC to make a deputation in support of the recommendation of City Planning staff that the City oppose at the

OMB the requests for amendment of the zoning by-law for these development projects. To see a copy of GBNA's deputations to TEYCC, visit the GBNA website or [click here](#)

Queen Street Zoning By-law Amendment

(by Jeffrey Levitt and Jan Hykamp)

On April 9, Toronto and East York Community Council (TEYCC) overwhelmingly adopted a motion that Zoning By-law 438-86 be amended to implement the recently adopted Urban Design Guidelines for Queen Street East which are more restrictive than the existing provisions of the Zoning By-law. The proposed amendment to the Zoning By-law will ensure that as-of-right development complies with the new Guidelines. The TEYCC motion will be considered by City Council at its meeting on May 7 & 8, 2013.

The proposed Zoning By-law amendments will affect:

- setback from the curb
- ground floor height
- treatment of corner sites
- stepback of building above the 3 storey height (east of Woodbine Ave)
- revised height for a portion of certain properties to protect the view of the Fire Hall Clock tower, above the ridge of the Fire Hall building

GBNA is pleased that TEYCC demonstrated its commitment to uphold the vision for Queen Street East that is embodied in the Urban Design Guidelines. GBNA appeared at TEYCC to make a deputation in support of the recommendation of City Planning staff that the Zoning By-law be amended in order to implement in the by-law restrictive portions of the UDG. To see a copy of GBNA's deputation to TEYCC, visit the GBNA website or [click here](#)

GBNA Water Management Committee

(by Chris Howling, Hans Looije)

Our March Newsletter highlighted a large number of approved City projects taking place in the Beach area related to Storm Water management and reduce the risk of basement floodings. Details may be found in the archived copy of this newsletter on our website.

Work on these projects is not scheduled to start until 2015-2017. GBNA have expressed a desire to commence work at an earlier timeframe. Contact has been established with the works department to understand the options available. We will provide an update as further information becomes available.

Parking in the Beach

(by John Hope)

As reported in our March Newsletter, two GBNA focus groups were established to follow through on the parking and traffic concerns expressed by the community during the Queen Street Visioning study in 2012.

Parking, which is being evaluated by a small number of volunteers, is at the risk of additional pressure caused by incremental new developments. Our first step is to collect relevant data and you may have seen volunteers measuring streets and parking spaces to validate statistics from City planning.

This study is in progress, stay tuned for updates.

Traffic, Transit in the Beach

(Ward 32 Transportation Committee - Adam Smith, chair)

A number of groups in our community are actively engaged in discussions about traffic and transit, none more so than the Ward 32 Transportation Committee chaired by Adam Smith. This independent group was established approximately two years ago and it maintains relationships with other groups, including "Greening Ward 32".

GBNA has formed a supporting relationship with the Ward 32 Transportation Committee and we will cover updates as received in our newsletter. To be directly added to the Ward 32 Transportation mailing list, please send us a note at GBNA@Bell.net

Summer time!

As we enter spring and the summer months, many volunteers will be enjoying other outdoors activities. Our newsletter will be switching to a summer schedule as well, with bi-monthly issues until September.

We thank you for your continued interest in our area and look forward to see you on May 22 at our "Urban Design Guidelines" pilot event!

Chris Howling, Jan Hykamp, Hans Looije, Uwe Sehmrau, Neil Sinclair, Martyn Lengden

www.gbna-toronto.com

GBNA member or participant associations:

Beach Triangle Residents Association (BTRA)

Beach Waterfront Community Association (BWCA)

Kew Beach Neighbourhood Association (KBNA)

Toronto Beach East Residents Association (TBERA)

Friends of Glen Davis Ravine (FOGDR)

Norwood Park Residents Association (NPRA)

Balmy Beach Residents Association (BBRA)

Observer status: Beach Hill Neighbourhood Association

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